

MAPC: November 30, 2023
DAB VI: December 11, 2023

BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the 1001 N. St. Paul Planned Unit Development (PUD #118). The site is approximately 0.31 acres in size and is generally located on the northwest corner of West 9th Street North and North Saint Paul Avenue (1001 North Saint Paul Street). The site is made up of one parcel in the City of Wichita and is currently vacant. Until earlier this year, a single-family dwelling existed on site and has since been demolished. The proposed PUD would permit multi-family development with custom setback, development, and parking standards.

According to the PUD drawing submitted by the applicant, the lot will be limited to six (6) dwelling units in any combination of single-family, duplex, or triplex units. This allows a permitted density of 20 dwelling units per acre. The site plan shows a new access driveway from West 9th Street North, two residential buildings, and a parking lot in between. Parcel 1, the only parcel in the PUD, shall have the same development standards set forth in SF-5 Single-Family Residential zoning, with the exception of density and a reduction in the rear setback.

Development Standard	SF-5 Single-Family Residential District	PUD Planned Unit Development
Parking	One per dwelling unit	One per dwelling unit
Density	One dwelling unit	Six dwelling units
Maximum height	35 feet	35 feet
Interior side setback	Six feet	Six feet
Street side setback	15 feet	15 feet
Rear setback	20 feet	10 feet
Front setback	25 feet	25 feet

The PUD does not specify screening or landscaping requirements. Screening will be required on all four sides of the property, where it abuts residential zoning. The subject site has a total of 131 feet of street frontage on West 9th Street North and North Saint Paul Avenue, so it shall have 1,055 square feet of landscaped street yard. The Wichita Landscape Ordinance requires one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard, so the applicant must install at least three shade trees or six ornamental trees. In addition to screening, buffer trees must be planted. This buffer requires a quantity of one shade tree or two ornamental trees per forty lineal feet of property line abutting the residential area. This will require the applicant to install a minimum of four trees on the north and south property lines. As a condition of approval, staff recommends screening and landscaping requirements that adhere to the Unified Zoning Code and the Wichita Landscape Ordinance, respectively.

Properties to the north, south, east and west are all zoned SF-5 Single-Family Residential District. Properties to the north, east and west are developed with single-family dwellings. Property to the south is developed with a place of worship. Property to the southeast is zoned TF-3 Two-Family Residential District with a Conditional Use for Multi-family and developed with three duplexes (six dwelling units) on one lot.

CASE HISTORY: On May 2, 1928, the subject site was platted as Lot 4 (except for the west 100 feet) of the Sroade Acres Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Place of worship
EAST:	SF-5	Single-family dwelling
SOUTHEAST:	TF-3	Duplexes
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to West 9th Street North and North Saint Paul Avenue, which are both paved, two-way local streets with no sidewalks. Municipal water and sewer services already serve this site. Wichita Transit provides regular bus service within one-half-mile north of the subject site, on the southwest corner of West 13th Street North and North Saint Paul Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "Residential" uses, which the *Plan* defines as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes)." Multi-family development, such as that proposed in the Planned Unit Development, is an appropriate use of the land.

The proposed rezoning is in conformance with the development pattern and land use compatibility locational guidelines of the *Community Investments Plan*. Development pattern guidelines support the expansion of existing uses to adjacent areas. There is duplex development on the southeast corner of West 9th Street North and North Saint Paul Avenue, which is similar to the applicant's proposal. Compatibility guidelines state that non-residential uses and residential uses should be separated by appropriate screening and buffering to ensure compatibility of uses. Staff recommends screening and landscaping to ensure compatibility with the proposed use and the lower density residential nearby.

The proposed rezoning is in conformance with the *Wichita: Places for People Plan*. The subject site is located within the Established Central Area, which the *Plan* describes as "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The requested zone change aligns with the *Plan*'s Strategies 5 and 6, which aim to:

1. "provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA" and
2. "encourage infill and redevelopment that is contextual to the environment in which it is occurring."

The subject site is located in what the *Places for People Plan* calls an "Area of Stability", defined as "areas of the ECA that exhibit less stress, or fewer economic, connectivity, and walkability issues. Areas of Stability should require fewer interventions and potentially less investment to maintain a viable development environment and community. Improvements should be geared toward continuing the area's momentum and strengthening the established context." The requested zone change will continue the momentum initiated by the duplex development southeast of the subject site with multi-family housing at a similar rate of density.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the 1001 N. St. Paul Planned Unit Development PUD #118, and subject to the following conditions:

1. The applicant shall implement screening and landscaping per the Unified Zoning Code and the Wichita Landscape Ordinance, respectively, as described above.
2. The PUD shall be developed in accordance with the approved PUD language.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #118 1001 N. St. Paul Planned Unit Development) has special conditions for development on the property.
4. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties to the north, south, east and west are all zoned SF-5 Single-Family Residential District. Properties to the north, east and west are developed with single-family dwellings. Property to the south is developed with a place of worship. Property to the southeast is zoned TF-3 Two-Family Residential District with a Conditional Use for Multi-family and developed with three duplexes (six dwelling units) on one lot.

2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned SF-5 Single-Family Residential District and is suitable for single-family residential development in addition to a limited number of civic uses such as church, golf-course, parks and recreation, schools, and minor utility.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions has the potential to bring increased vehicular traffic to the area.
4. Length of time the property has been vacant as currently zoned: The property has only become vacant in the last month after the demolition of the single-family dwelling on site.
5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would permit the development of additional housing, which is considered to be a gain to the general public. Denial may represent economic loss to the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.
7. Impact of the proposed development on community facilities: Staff does not anticipate the proposed development to have a significant impact on community facilities.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any public comment on the requested zone change.

Attachments:

1. Planning Department Staff Recommended PUD #118 Text
2. PUD Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Photos

Planning Department Staff Recommended PUD #118 Text

Staff recommends the following changes in red.

1001 N. ST. PAUL
Planned Unit Development No. 118
Case Number: PUD2023-00013
General Provisions

LEGAL DESCRIPTION

Parcel 1

Lot 4, excluding the West 100 feet, Sroade Acres Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

1. Total Land Area: 13,313 square feet or 0.30 acres
2. The lot will be limited to six dwelling units in any combination of single family, duplex, or triplex.
3. Maximum building coverage shall be 4600 square feet.
4. Easements and setbacks are shown on the drawing.
5. Off-street parking shall be one space per dwelling unit.
6. New utilities shall be installed underground.
7. Development of the site will not be permitted without connection to public water and sewer.
8. Relocation of any existing utilities and sidewalks will be the responsibility of the developer.
9. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
10. The Transfer of title of all of any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
11. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
12. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Parcel 1

- | | |
|-------------------------------|----------------------------------|
| A. Net Area: | 13,313 square feet or 0.30 acres |
| B. Maximum Building Coverage: | 4600 square feet |
| C. Maximum Height: | 35 feet |
| D. Setbacks | See Drawing |
| E. Screening | Per Unified Zoning Code |
| F. Landscaping | Per Wichita Landscape Ordinance |

1001 N. St. Paul

PLANNED UNIT DEVELOPMENT

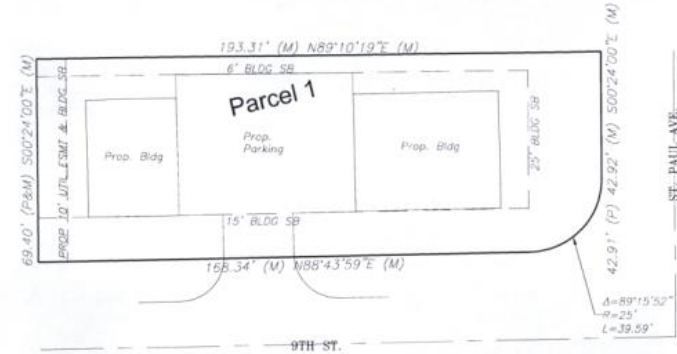
LEGAL DESCRIPTION:

Parcel 1

Lot 4, excluding the West 100 feet, Sroade Acres Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

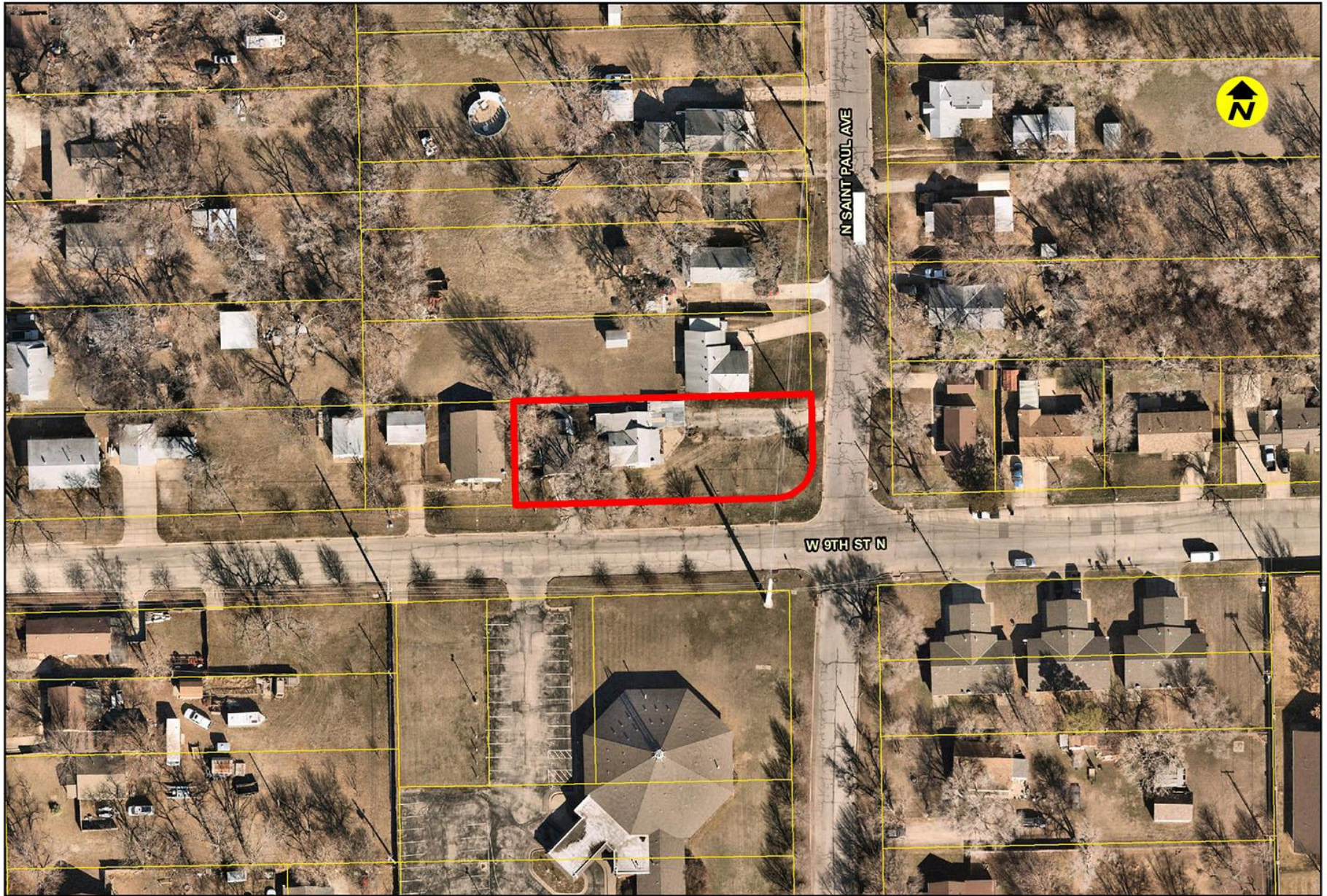
1. Total Land Area 13,313 sq. ft.
or 0.30 acres
2. The lot will be limited to 6 dwelling units in any combination of single family, duplex, or triplex.
3. Maximum building coverage shall be 4600 SF.
4. Easements and setbacks are shown on the drawing.
5. Off-street parking required shall be one space per dwelling unit.
6. New utilities shall be installed underground.
7. Development of the site will not be permitted without connection to public water and sewer.
8. Relocation of any existing utilities and sidewalks will be the responsibility of the developer.
9. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
10. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
11. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
12. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.



PARCEL 1:

- | | |
|------------------------------|----------------------------------|
| A. Net Area: | 13,313 sq. ft. ±
0.30 acres ± |
| B. Maximum Building Coverage | 4600 sq. ft. |
| C. Maximum Height | 35 feet |
| D. Setbacks | See Drawing |







Legend

- ### Statistical Development Areas

- ## LAND USE

- N



Looking north towards site



Looking south away from site



Looking west towards site



Looking east away from site

